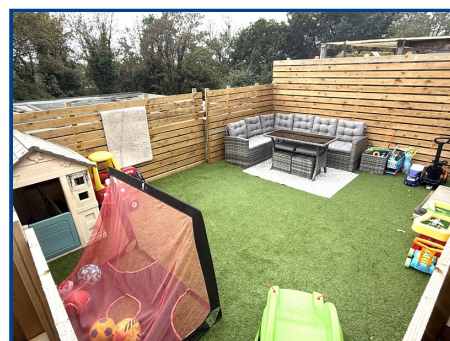
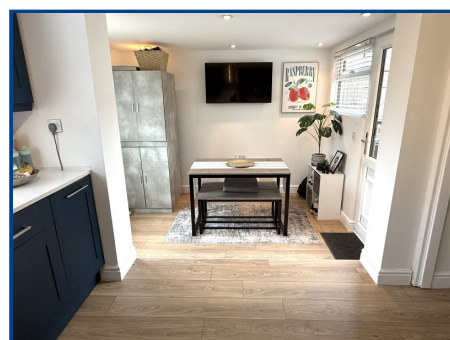


**Albion Road
Baglan
Port Talbot
Neath Port Talbot.**

Price £189,995



- SEMI DETACHED HOUSE
- IMMACULATLY PRESENTED
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- GOOD SIZE GARDEN
- STORAGE SHED
- DRIVEWAY



General Description

We are pleased to offer for sale this immaculately well presented three bedroom semi detached property with the accommodation comprising of entrance hallway, Lounge/dining room, inner hallway, bathroom/WC and kitchen/breakfast room to the ground floor and three bedrooms to the first floor. The property benefits from having gas central heating, double glazing, enclosed rear garden and driveway for off road parking. Internal viewing is recommended. Council Tax Band B.

EPC Rating: D62

Albion Road, Baglan, Port Talbot, Neath Port Talbot.

Property Description

This semi detached property is situated in the popular area of Baglan close to local Schools, the Port Talbot Town Centre with all its amenities, bus routes and with easy access to the M4 Motorway. The Aberavon Beach is situated a short drive away with various cafes, ice cream parlours and a Leisure Centre.

Entrance

Via composite door into:

Hall

Stair case to first floor, laminate flooring, door into:-

Lounge/Dining Room (22' 0" Max x 12' 08" Max) or (6.71m Max x 3.86m Max)

Double glazed windows to the front and rear, feature fire, coved ceiling, laminate flooring, two radiators, door into:-

Inner Hall

Double glazed obscure window to the side, wall mounted gas central heating boiler, laminate flooring, door into:-

Bathroom

Double glazed obscure window to the side, fitted with panelled bath with overhead shower and side screen, pedestal wash hand basin and low level WC. fully tiled walls, tiled flooring, heated towel rail.

Kitchen / Breakfast Room (16' 09" Max x 10' 01" Max) or (5.11m Max x 3.07m Max)

Double glazed windows to the front and rear, double glazed doors to the front and rear, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating electric oven and four ring halogen hob with extractor chimney over, one and a half bowl sink and drainer, integrated fridge, freezer and

dishwasher, plumbing for washing machine, laminate flooring.

First Floor Landing

Double glazed obscure window to the side, access to loft, attic ventilation system.

Bathroom 1 (12' 04" x 9' 08") or (3.76m x 2.95m)

Double glazed window to the front, fitted wardrobe, picture rail, radiator.

Bedroom 2 (11' 10" Max x 8' 04" Max) or (3.61m Max x 2.54m Max)

Double glazed window to the rear, radiator.

Bedroom 3 (8' 06" x 6' 02") or (2.59m x 1.88m)

Double glazed window to the rear, radiator.

EXTERNALLY

Resin driveway to the front, rear garden comprising of enclosed seating area which is fenced and laid to astro turf, steps leading down to lawned garden, good size storage shed with lights and electrics, pedestrian gated access to rear lane.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

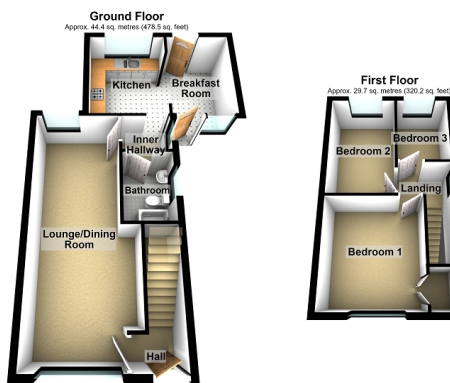
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 74.2 sq. metres (798.6 sq. feet)



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.